

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from partly Industrial (Manufacturing) use zone, partly Open Space and partly Commercial use to Residential use zone of the Plot No.9/1, Block-B, in Sy.Nos.581/1, 581/2, 582 and 583 of IDA Uppal, Ranga Reddy District to an extent of 5.061 Acres - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 23

**Dated: 08.01.2015.
Read the following:-**

1. From the M.C., HMDA, Lr.No.659/MP1/Plg/HMDA/2011, dated: 05.02.2011.
2. From the Commissioner of Industries, Hyderabad, Letter No.29/1/2010/0630, dated: 31.03.2011.
3. From the Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Limited, Letter No.57109/AMW/Upl/09, Dated: 21.12.2010.
4. Government Letter No.22251/I1/2010, MA&UD Dept., dated 12.08.2011.
5. From the Secretary to CM. Note No.1152/CMP-OV/2013, dated 19.6.2013 together with enclosures.
6. Government Letter No.22251/I1/2010-5 & 6, MA&UD Dept., dated 27.06.2013 and 24.08.2013.
7. From the Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Limited, Letter No.57109/AMW/Upl/9/1/2010, dated: 8.10.2013.
8. Government Memo.No.22251/I1/2010-7, MA & UD Dept., Dated:25.01.2014.
9. From MC., HMDA, Lr. No.659/MP1/Plg/HMDA/ 2011, Dt:24.03.2014, 11.06.2014 & 27.08.2014.
10. Government Lr.No.22251/I1/2010-8, MA & UD Dept., Dated:15.09.2014.
11. From MC., HMDA, Lr. No.659/MP1/Plg/HMDA/2011, Dt:29.09.014.

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan of Chengicherla Zone issued in Government Memo 5th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.34, Part-I, dated 28.01.2014. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.16,87,073/- (Rupees sixteen lakhs eighty seven thousand and seventy three only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 12.01.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

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NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the notified Master Plan of Chengicherla Zone, as required by sub-section (3) of the said section.

VARIATION

The site in Plot No.9/1, Block-B, in Sy.Nos.581/1, 581/2, 582 and 583 of IDA Uppal, Ranga Reddy District to an extent of 5.061 Acres, which is presently earmarked for partly Industrial (Manufacturing) use zone, partly Open Space and partly Commercial use in the notified Master Plan of Chengicherla Zone is now designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority / GHMC before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

12.that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Green Hills colony, Plot Nos.9 & 10, IDA, Uppal.

SOUTH : Sy.No.27, Habsiguda Village, Jai Santosh Nagar Colony (JS Nagar).

EAST : 30 feet wide CC road after the road IDEA cellular office and Elegant Chemicals.

WEST : Sy.Nos.25 & 26, Habsiguda Village, Sri Sai Public School, Vignanapuri Colony, Gandhi Girijana Colony.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

Dr. S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Vice Chairman & Managing Director, Telangana State Industrial Infrastructure Corporation Limited, Hyderabad.
The Commissioner of Industries, Chiragalilane, Hyderabad.
Copy to:
The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.
The District Collector, Ranga Reddy District.
Sf /Sc.

// FORWARDED : : BY ORDER //

SECTION OFFICER